

**DEVELOPMENT MEETING OF THE PRESIDENT
AND BOARD OF TRUSTEES
March 23, 2004**

Temporary Chairman Steve Muscolino called the meeting to order at 7:04 p.m.

ROLL CALL:	Present:	Trustees	Robert Bartunek Steve Krueger Nanci Kaczmarek Mary Jane Mannella Steve Muscolino Alan Nowaczyk
	Absent	President Administrror	Terrance M. Carr Chris Limas
Also Present		Attorney Attorney Engineer Building Village Clerk	Richard Skrodzki Jim Olguin John Hoefflerle George Kucharchuk Sue M. Fredrickson

Motion by Trustee Krueger, second by Trustee Kaczmarek to appoint Trustee Muscolino as temporary Chairman.

ROLL CALL: Ayes: Trustees Bartunek, Kaczmarek, Krueger, Mannella, Muscolino and Nowaczyk. Nays: None. MOTION CARRIED.

PLANNING & ZONING

Architect Matt Hichens who was present to review the plans for the restaurant and pub adjacent to the village hall explained that the restaurant building compliments the village hall. He reviewed the site plan, pointing out the existing retail and village hall. He reported that the proposed restaurant is 5200 square feet, two levels including a basement, has 32 parking spaces including 4 handicap spaces, and has a step terrace between the restaurant building and the village hall, which is handicap accessible. He acknowledged the change of a two story restaurant as originally planned was made because it would not be economically feasible. He explained that the tower on the restaurant is similar to the village hall tower. The interior design was reviewed and it was explained that the south side outside seating area would potentially become outside dining. He indicated that the glass circular architecture above the bar area would allow for natural light, and the west side seating would be raised. He explained that the exterior brick would be similar to the village hall and that the buildings will compliment one another.

Trustee Mannella asked who are the partners in this venture. Mr. Dennis Cook was present and he indicated that he and Mr. Tom Carrey would be the only partners and it would be a 50-50 partnership.

Trustee Bartunek asked what the footprint of the building is. Mr. Hichens stated that through the center of the site plan it is 72 feet from the north to the south, and 85ft from the east to the west.

Trustee Bartunek stated that in the original plan the towers were almost similar. Mr. Hinch explained that he personally felt that the towers, however similar, should be different. He explained that the towers are very close in height.

Trustee Krueger asked what the seating capacity of the restaurant would be and what type of menu would be served. Mr. Hichens reported that the seating capacity for the restaurant will be 110 and the seating capacity in the bar would be 25. Mr. Cook explained that the menu would be similar to one that you would find at a TGI Friday's or a Bennigans.

Trustee Mannella expressed her disappointment that the covering between the restaurant and the village hall as indicated in the original plan has not been included in the current plan.

Mr. Cook and Mr. Walsh both indicated that a covering was never planned. However, a copy of a plan that Trustee Mannella had did show a proposed covering.

Trustee Mannella and Trustee Nowaczyk asked why the plan to operate an Irish Pub and higher end steak restaurant has been changed.

Mr. Tom Walsh explained that the developer feels that it makes more economic sense to operate the restaurant that is being proposed.

Trustee Mannella finds the design interesting however, she is concerned with the quality of the interior design. Trustee Krueger also stated that he believes the board is happy with the exterior design and just wants to make sure that the interior design is of good quality. Trustee Kaczmarek agrees with both trustees Mannella and Krueger.

Mr. Hichens explained that the materials for the interior have not been determined yet.

Trustee Muscolino also wants to make sure that the interior quality is the same quality as the exterior.

The proposed coffee station in the original plan for the Metra riders was addressed by the trustees. The trustees feel that it is a very important component and would require it as part of the approval. Mr. Walsh explained that breakfast rolls and coffee will be provided by either the restaurant owners or a breakfast restaurant that is proposed in the east side retail building. He explained that it will be served on a free standing cart. Trustee Mannella asked that the developer take into account that a free standing sink may be required by code and if so it should be drawn into the blue prints.

Trustee Nowaczyk reviewed changes that Kon Savoy submitted to the board regarding the tower and the height of the building. He explained that Kon indicated that the mass or scale of the restaurant building, including the tower does not match the village hall as originally intended. Mr. Hichens also reviewed Kon's report and stated that generally he agrees with Kon's recommendations excluding that of the tower. He feels that the towers should be similar however not the same.

Trustee Nowaczyk addressed issues that were discussed at a meeting regarding the height. He and Trustee Mannella both stated that the board spent a lot of time trying to match the height of the two buildings during the ordinal planning phase of the village center. Trustee Mannella explained that she feels the height should match because the buildings are the focal point of the town center.

Trustee Nowaczyk asked why the current plan did not reflect the french doors across the front of the building as in the original plan. Mr. Hichens explained that french doors are planned at the sides of the building. He indicated that the doors were eliminated across the front to provide for functional seating areas. He explained that they would lose seating capacity if they were installed across the front of the building. Trustee Mannella stated that she did not have a problem with the location change of the doors.

Trustee Kaczmarek stated that the building uses are different, one being for eating and drinking, and one being a municipal building and it is not necessary to be identical. However, she feels that somewhere the building lines need to match.

Trustee Mannella stated that with the circular roof recessed it loses some of the mass of the building. She expressed how strongly she feels that the mass is the most important factor.

Trustee Nowaczyk stated that the height and mass of the building are critical to the design.

Trustee Bartunek stated that the mechanical requirements may raise the structure.

Mr. Cook appeared to be extremely irritated with the board's requested changes in height.

Richard Skrodzki explained to Mr. Cook that construction in a re-development area, where millions of dollars of bonds have been issued to develop is different than a single parcel. He explained that the board has worked a number of years on this project and it is very important to them that it is done correctly. Attorney Skrodzki stated that the restaurant is a very critical component of the village center and the board and the developer need to work together to reach an agreement. Attorney Skrodzki stated that he felt that Mr. Savoy's report was not that far from what is being proposed. He stated that he understands that changing the height will add additional building costs. He recommended that the developers architect work together with Kon so an agreement can be reached.

Trustee Nowaczyk noted that the proposed interior restaurant plan is approximately 2100 square feet smaller than the village hall and that's why he feels it is very important to have the exterior mass.

Trustee Muscolino requested a drawing to scale showing the restaurant and the village hall be submitted. He indicated if the actual dimension were shown it would help the board understand what the exact height difference would be.

Trustee Nowaczyk asked that the height of the building be increased according to Kon's report and the plan be re submitted to the board.

Attorney Skrodzki stated that it is very important to the success of the village center to keep this project moving along. He requested that the board not wait until the next development committee meeting to review the changes. He suggested that the architect for the developer work with Kon Savoy and when the changes are ready to be

presented to the board it be put on the regular village board meeting agenda.

Mr. Stanley Bielski the applicant of the Highlander Cove Townhome project asked that the board consider approval of his project.

Trustee Bartunek stated that he walked the property and talked to a lot of residents. He understood from his conversations with the residents that their main concern is drainage issues.

Trustee Muscolino asked John Hoeffler to review the proposed drainage and explain what the village would be required to do. John explained that the developer would be responsible for the drainage through his site and the public right away. John explained that other areas may dictate the village to make drainage correction.

Trustee Bartunek feels that the development is an appropriate use if the drainage and right-a-way issues are addressed and corrected.

Trustee Nowaczyk reported that there are currently 15 townhomes for sale in the Renaissance Station subdivision, and does not feel like we need more townhomes built. He would like to see a single family home on that parcel. He is afraid that allowing for townhomes to be built in a R1 zoning district will set future precedent and developers may be encouraged to tear down old homes so townhomes could be built.

Trustee Muscolino disagreed because he feels that this parcel differs from those that are surrounded by single family homes. He indicated that with an apartment building to the west and a condo building to the north and a driveway and fence to the south, makes this property unique and townhomes would be appropriate. He believes that if drainage issues are corrected, the development is appropriate.

Trustee Nowaczyk is concerned over having little green space left after the units are built.

Trustee Mannella stated that the village board is affected now by previous bad planning. She explained that because the village made bad choices in the 70's and allowed for multi-family buildings to be constructed in a single family zoning area doesn't mean we should approve an R3 development.

Trustee Kaczmarek agrees that past mistakes do not necessarily make it an appropriate site for an R3 development. She is concerned with the additional density and afraid of compounding prior mistakes by allowing this development.

Trustee Krueger asked that the proposed landscaping plan be discussed. He understands that the site is adjacent to condos and apartments but it will be a large focal point in the area.

Mr. Bielski stated that it is the only property in the area that is surrounded on all sides by asphalt. He indicated that he received a professional real-estate opinion that a R3 development will add more value to the surrounding properties than an R1 single family home would. Some board members were surprised and did not agree with this opinion.

Mr. Bielski indicated that he wished he could have gone through a preliminary process before purchasing the property. However, he indicated that he was informed that the formal process was the only way to proceed. Trustee Mannella felt that the board should have listened to his proposal prior to the purchase of the property.

Attorney Richard Skrodzki announced that the project has gone through the proper channels and was approved by the Plan Commission and sent to the board for action. He indicated that he will prepare an Ordinance for the April 8th meeting and the board will need to vote on the project.

Richard Skrodzki informed the developer that he would need to submit a final site plan and a final landscape plan that would be attached to the ordinance.

Attorney Ziggy Kois, representing the applicant for the proposed Day Spa, 8230 Archer Avenue, reviewed the proposed site plan. He reported that the applicant has agreed to change the second floor exterior material to dryvit in place of aluminum siding.

Trustee Mannella stated that the overall plan is beautiful but is concerned about the parking lot issue that will affect Kay's Food and Liquor.

The entire board agreed that the overall plan will be an enhancement to the community but they are all concerned with the affect the project will have on the neighboring business. They asked that the applicant negotiate a

reasonable solution so both businesses could effectively operate.

Mr. Sam Odeh of Power Mart reviewed items that he submitted to the board last Friday. He explained that the banker from their financial institution was present but unfortunately had a 9:00 p.m. commitment and had to leave. He explained that he wanted the board to know that Power Mart has the financial backing required to build the proposed facility.

He reviewed changes that were submitted such as signage and access to the site.

Attorney Richard Skrodzki explained that this project was approved in 2002 and what was submitted tonight was not what had been submitted and previously approved. Rick explained that changes such as additional signage and increases in signage dimensions can not be made without starting the whole process over.

Rick explained that the original sign plan showed 1 building sign that is 18 feet in length with 2 foot lettering and 2 small monument signs. He explained that the revisions that were submitted Friday show 2 building signs 45 feet in length with 4 foot lettering. He also reported that the monument signs have been increased in size and message boards have been added. Mr. Odeh explained that they were adding what they thought were enhancements but did not have a problem sticking to the original plans.

Trustees Kaczmarek and Bartunek stated the building has to be built exactly as originally approved.

Trustee Nowaczyk asked for updated engineering, site, and landscaping plans which include the new location of the Archer Avenue ramp. He also indicated that he was under the impression that brick and banding samples were going to be brought in. Mr. Odeh reported that the colors or material have not changed from what was originally approved. Mr. Skrodzki indicated that the samples need to be submitted as part of the final approval along with the final landscape, engineering, signage, and site plans.

Trustee Muscolino requested a construction schedule. He indicated that the original plan needs to be followed and a schedule needs to be submitted.

The board agreed that the original approved height of the building must be met. However, an additional floor could be added.

Attorney Richard Skrodzki indicated that an extension of one year to the P.U.D. will be on the March 25, 2004 board meeting agenda.

Trustee Nowaczyk commented that the original landscape plan is very well done. He announced that Mr. Odeh plans on talking to the homeowners to the north and offer them additional landscaping at no cost to help screen their property. Mr. Odeh is waiting for IDOT to respond regarding sharing some of the landscape cost along the ramp.

Trustee Nowaczyk wanted to clarify that no matter what changes have been submitted this evening that the approved plans from 2002 were still in affect. Richard Skrodzki reported that the original plans have to be followed.

Trustee Bartunek is concerned that the parking lot access ramp that was added will affect the fire department's ability to properly access the building.

Mr. Odeh will meet with the Fire Chief and Trustee Bartunek to work out all necessary safety issues.

Trustee Muscolino and Trustee Nowaczyk both expressed the importance of the board receiving a construction time table.

Mr. Odeh invited the board to a meeting to learn more about Power Mart.

Engineer John Hoefflerle reported that an MFT Supplemental Resolution will be on the agenda Thursday. He explained that the original resolution only included the paving of two alleys. He explained that approval of an additional \$100,000.00 is required to complete the remaining alley work. John explained that 12 sewer point repairs will also need to be done at the cost of approximately \$30,000.00. He reported that he will prepare the bid packages and bring the bids to the board for action.

Engineer John Hoefflerle asked the board to consider paving approximately 400 feet of roadway. He explained that the Township is going out for bid to repave Wolf Road and he feels that we should have the same contractor

pave the 400 feet that is not Township property. John indicated that it would cost approximately \$10,000.00 and it is the most cost effective way to have it done. Trustee Mannella agreed that it is the most cost effective way and recommended it for approval.

The poor condition of Wolf Road and the safety concerns of the people driving it were discussed.

Attorney Richard Skrodzki discussed the Pleasantdale Park District's decisions regarding the open space within the Willow Ridge development. With the aid of a site map Rick explained what areas the Park District was interested in, and what areas they do not have interest in. Rick explained that they have approached Common Wealth Edison seeking approval to have the bike path run through their property so it can be extended to Willow Shire Park. He also reported that future planning to extend to Countyline Road and connect with the future Burr Ridge Bike Path system has been a part of the Park District's discussion. The board agreed that the Park District should move forward.

**EXECUTIVE
SESSION**

None.

**OLD
BUSINESS**

No report.

ADJOURN

Motion by Trustee Nowaczyk, second by Trustee Mannella, to adjourn. Voice Vote. All Ayes.

Meeting adjourned at 10:02 p.m.

Sue M. Fredrickson
Village Clerk